

July 16, 2007

Summarization of the Capital Improvement Projects
FY 2008 – FY 2017
Adopted by the Board of Supervisors

FY 2008

Schools

1. **Greenville Elementary School (#11)** \$ 6,918,000
The second of two appropriations to construct an Elementary School adjacent to Kettle Run new high school being built on Route 602 in the center region of the County.
Subsequent to adoption of this Capital Improvement Plan total construction costs for the Greenville Elementary School were revised to \$18.5 million. Of this amount \$15.9 will be borrowed and \$2.5 will be supported by use of cash. Projected operating costs beginning in FY 2009 are \$3.7 million.
2. **Second Entrance for Kettle Run High School** \$ 3,100,000
For safety reasons a second entrance was approved to improve traffic flow at the new high school.

General County Government

1. **Fire Training Center/Firing Range** \$ 1,000,000
Funding to support a fire rescue facility and public safety firing range.
2. **Public Safety Radio Coverage – Vint Hill Farms Area** \$ 1,500,000
To construct a radio tower and implement other actions to improve public safety radio coverage in the Vint Hill Farms area to the Warrenton Community Center.

Total Construction FY 2008 **\$12,518,000**

FY 2009

Schools

1. **New Elementary School (#12)** \$ 8,992,638
The first of two borrowings to construct an Elementary School in the southern region of the County. Funding had been provided previously to purchase land for the facility. Total construction costs are \$18.0 million. Projected operating costs beginning in FY 2011 are \$3.9 million.
2. **Renovations** \$ 8,000,000
During the planning period of this CIP the School Division had requested approximately \$93.0 million for renovation of Fauquier High School, Warrenton and Taylor Middle Schools. To remain within the 10 percent debt

limit, \$32.0 million was recommended spread out over a number of years. The specific use of the funds would be approved jointly between the Board of Supervisors and the School Board.

Library

New Baltimore Branch Library \$ 2,929,000

First of two borrowings against the \$5.9 million project.

Parks and Recreation

1. **Project Fund** \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

2. **Southern Sports Complex-Infrastructure** \$ 636,000

Funding to provide the infrastructure (roads, parking, utilities and associated facilities) for the Southern Sports Complex per BOS agreement.

3. **Northern Sports Complex Swimming Pool** \$ 2,700,000

Additional funds to support completion of a Northern swimming pool in accordance with the Mellon estate executors.

Fire and Rescue Association

Bealeton Sub-Station \$ 2,860,000

This is information only and is not included in the totals. This project will be supported by the Fire and Rescue Association Levy.

Total Construction FY 2009 **\$23,757,638**

FY 2010

Schools

1. **New Elementary School (#12)** \$ 8,992,638

The second of two borrowings to construct an Elementary School in the southern region of the County. Total construction costs are \$17.9 million. Projected operating costs beginning in FY 2015 are \$3.9 million.

2. **Renovations** \$ 5,000,000

As stated for FY 2009 to remain within the 10 percent debt limit, \$32.0 million was recommended spread out over a number of years. The \$5.0 million amount was recommended for FY 2010.

General County Government

Public Safety Building \$ 2,000,000

This is the first of three appropriations to construct an approximate 50,000 square foot facility for the Sheriff's Office, Emergency Services and Joint Communications. Total cost of this project is \$23.8 million.

Operating costs are projected to be \$200,000 beginning in FY 2013.

Library

New Baltimore Branch Library \$ 2,929,000

Second of two appropriations to support the \$5.9 million project.

Parks and Recreation

Project Fund \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

Total Construction FY 2010 **\$19,421,638**

FY 2011

Schools

1. **Renovations** \$ 3,000,000

As stated for FY 2009 and FY 2010 to remain within the 10 percent debt limit, \$32.0 million was recommended spread out over a number of years for renovation. The \$5.0 million amount was recommended for FY 2011.

The actual renovation will be coordinated between the School Board and Board of Supervisors.

2. **Land Purchase** \$ 3,193,714

Funding is for the purchase of land (35 acres) for the construction of a middle school.

General County Government

Public Safety Building \$12,000,000

This is the second of three appropriations to construct a 50,000 square foot Public Safety Building. Total cost of this project is \$23.8 million.

Operating costs are projected to be \$200,000 beginning in FY 2013.

Parks and Recreation

1. **Project Fund** \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

2. **Southern Community Center w/ Swimming Pool** \$ 373,430

First of three funding elements in building a Southern Community Center that would include a swimming pool. This funding element is for the design phase of the project. The total cost of the project is \$9.9 million. Projected operating costs beginning in FY 2015 are \$294,000.

Total Construction FY 2011 **\$19,067,144**

FY 2012

General County Government

1. **County/Office Building** \$ 9,825,000

This is the third of three appropriations to construct a 50,000 square foot Public Safety Building. Total cost of this project is \$23.8 million. Operating costs are projected to be \$200,000 beginning in FY 2013.

2. **Transportation Complex** \$ 3,000,000

Project is for the construction of a 25,000 square foot replacement transportation and General Services complex. This is the first of three appropriations totaling \$9.3 million. Projected operating costs are \$250,000 beginning in FY 2015.

Parks and Recreation

- Project Fund** \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

Total Construction FY 2012 **\$13,325,000**

FY 2013

1. **New Middle School** \$ 15,981,318

First of two funding elements to build a new middle school with a total estimated cost of \$31.2 million. Operating costs of \$5.4 million would be required beginning in FY 2015.

General County Government

- Transportation Complex** \$ 3,140,000

Project is for the construction of a 25,000 square foot replacement transportation and General Services complex. This is the second of three appropriations totaling \$9.3 million. Estimated operating costs are \$250,000 beginning in FY 2015.

Parks and Recreation

1. **Project Fund** \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

2. **Southern Community Center w/Pool** \$ 470,800

Second of three funding elements in building a Southern Community Center that would include a swimming pool. This element is for the purchase of land for the project. The total cost of the project is \$9.9 million. Projected operating costs beginning in FY 2015 are \$294,000.

Total Construction FY 2013 **\$29,092,118**

FY 2014

School Division

1. **New Middle School** \$ 15,981,318
Second of two appropriations to build a new middle school with a total estimated cost of \$31.2 million. Operating costs of \$5.4 million would be required beginning in FY 2015.

General County Government

1. **New Warrenton Central Library** \$ 1,000,000
First of three funding elements to build a replacement library in Warrenton. Total projected cost of this project is \$9.3 million. Additional operating costs are estimated at \$558,000 beginning in FY 2017.
2. **Transportation Complex** \$ 3,140,000
Project is for the construction of a 25,000 square foot replacement transportation and General Services complex. This is the third of three appropriations totaling \$9.3 million. Projected operating costs are \$250,000 beginning in FY 2015.

Parks and Recreation

1. **Project Fund** \$ 500,000
Annual recurring funding to support small and medium size projects within the Parks and Recreation system.
2. **Southern Community Center w/Pool** \$ 9,100,000
Third of three funding elements in building a Southern Community Center that would include a swimming pool. This element is for the actual construction of the facility. The total cost of the project is \$9.9 million. Projected operating costs beginning in FY 2015 are \$294,000.

Total Construction FY 2014 **\$29,721,318**

FY 2015

School Division

1. **Renovations** \$ 6,000,000
As stated for FY 2009, FY 2010 and FY 2011 to remain within the 10 percent debt limit, \$32.0 million was recommended for renovation spread over a number of years. The \$6.0 million amount was recommended for FY2015. The actual renovations will be coordinated between the School Board and Board of Supervisors.
2. **Land Purchase** \$ 8,006,128
Funding is for the purchase of land (75 acres) for the construction

of a High School.

General County Government

New Warrenton Central Library \$ 8,000,000

Second of three funding elements to build a replacement library in Warrenton. Total projected cost of this project is \$12.8 million. Additional operating costs are estimated at \$558,000 beginning in FY 2017.

Parks and Recreation

Project Fund \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

Total Construction FY 2015 **\$22,506,128**

FY 2016

School Division

Renovations \$ 5,000,000

As stated for FY 2009, FY 2010, FY 2011 and FY 2015 to remain within the 10 percent debt limit, \$32.0 million was recommended for renovation spread over a number of years. The \$5.0 million amount was recommended for FY2016. The actual renovations will be coordinated between the School Board and Board of Supervisors.

General County Government

New Warrenton Central Library \$ 3,800,000

Third of three funding elements to build a replacement library in Warrenton. Total projected cost of this project is \$12.8 million. Additional operating costs are estimated at \$558,000 beginning in FY 2017.

Parks and Recreation

Project Fund \$ 500,000

Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

Total Construction FY 2016 **\$9,300,000**

FY 2017

School Division

Renovations \$ 5,000,000

As stated for FY 2009, FY 2010, FY 2011, FY 2015 and FY 2016 to remain within the 10 percent debt limit, \$32.0 million was recommended for renovation spread over a number of years. The \$5.0 million amount was recommended for FY2016. The actual renovations will be coordinated between the School Board and Board of Supervisors.

General County Government

Virginiana Library \$ 2,472,000
Project is for conversion of the current Warrenton Library into a community library devoted to historical resources.

Parks and Recreation

Project Fund \$ 500,000
Annual recurring funding to support small and medium size projects within the Parks and Recreation system.

Total Construction FY 2017 **\$7,972,000**

Total Construction FY 2008 – FY 2017	\$177,680,984
Total Operating Costs	\$20,860,000

7/12/07

[illegible]

ADOPTED CAPITAL IMPROVEMENT PLAN FY 2008 - FY 2017

7/12/07

Project	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
<i>Fire and Rescue</i>												
Warrenton Renovation	3,885,000											0
Remington Renovation	4,692,837											0
Catlett Fire- Rescue Station	5,488,750											0
New Baltimore F&R Station	4,670,000											0
Bealeton Sub Station			2,860,000									2,860,000
<i>Fire & Rescue Sub Total</i>	18,736,587	0	2,860,000	0	0	0	0	0	0	0	0	2,860,000
TOTAL REQUESTED	47,454,688	12,518,000	23,757,638	19,421,638	19,067,144	13,325,000	20,092,118	29,721,318	22,506,128	9,300,000	7,972,000	177,680,984
Debt Service Impact ²	0	0	3,696,300	2,375,800	1,942,200	1,906,700	1,332,500	2,009,200	2,972,100	2,972,100	2,250,600	21,457,500
Operating Costs Impact	0	23,000	9,630,000	726,000	3,876,000	0	200,000	0	5,847,000	0	558,000	20,860,000
Total Cost Impact	0	23,000	13,326,300	3,101,800	5,818,200	1,906,700	1,532,500	2,009,200	8,819,100	2,972,100	2,808,600	42,317,500
Possible Tax Rate Impact ³	0.0	0.0	10.1	2.2	4.0	1.2	1.0	1.2	5.0	1.6	1.4	27.7
Current Debt Service	8,774,070	11,789,800	11,744,605	11,387,325	10,715,840	10,398,906	9,690,566	9,301,764	8,249,696	8,007,760	7,761,665	
Requested Debt Service	0	0	3,696,300	6,072,100	8,014,300	9,921,000	11,253,500	13,262,700	16,234,800	16,234,800	18,485,400	
Other Debt Service ⁴		515,793	514,921	513,831	263,377	261,248	263,487	260,242	261,755	262,320	262,375	
Possible Total Debt Svs	8,774,070	12,305,593	15,955,826	17,973,256	18,993,517	20,581,154	21,207,553	22,824,706	24,746,251	24,504,880	26,509,440	
10% of General Fund ⁵	14,488,000	14,736,000	15,472,800	16,246,440	17,058,762	17,911,700	18,807,285	19,747,649	20,735,032	21,771,783	23,078,090	
Over/Under 10% Goal	0	-2,430,407	483,026	1,726,816	1,934,755	2,669,454	2,400,268	3,077,057	4,011,219	2,733,097	3,431,350	
Debt Ratio		8.4	10.3	11.1	11.1	11.5	11.3	11.6	11.9	11.3	11.5	

¹ Does not include cash of \$11,000,000 and \$19,806,000 appropriated..

² Assumes \$100,000 in debt for each \$1,000,000 borrowed.

³ Cents on the tax rate based on an annual growth per penny of 5%

⁴ Schools Technology Leases-WSA New Baltimore Project

⁵ Assumes a 5% annual increase in the General Fund

CAPITAL IMPROVEMENT PLAN OPERATING COSTS

FY 2008 - FY 2017

11/20/06

Project	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
School Division Project											
High School #3		5,757,000									5,757,000
Elementary School #11, Central		3,727,000									3,727,000
Elementary School #12, South				3,876,000							3,876,000
Middle School #6								5,353,000			5,353,000
School Division Sub-total	0	9,484,000	0	3,876,000	0	0	0	5,353,000	0	0	18,713,000
General County Government Projects											
County/School Office Building						200,000					200,000
Library											0
New Baltimore Library			526,000								526,000
Warrenton Central Library										558,000	558,000
General Services											0
Parking Area, Warrenton Community Center		14,000									14,000
Transportation Complex								200,000			200,000
Parks & Recreation											
Sports Complexes-Infrastructure		12,000									12,000
Northern Sports Complex Pool			200,000								200,000
Southern Community Center with Pool								294,000			294,000
Fire and Emergency Services											
Fire Practice Training Center		120,000									120,000
County & Other Sub-Total	0	146,000	726,000	0	0	200,000	0	494,000	0	558,000	2,124,000
Total Requested	0	9,630,000	726,000	3,876,000	0	200,000	0	5,847,000	0	558,000	20,837,000